

**SNAPSHOT of HOME Program Performance--As of 06/30/08**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): Montgomery

State: AL

PJ's Total HOME Allocation Received: \$19,021,636

PJ's Size Grouping\*: B

PJ Since (FY): 1992

| Category   | PJ       | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):* |       |         |
|--|----------|---------------|------------|---------------|------------------------------|-------|---------|
|  |          |               |            |               | Group                        | B     | Overall |
| Program Progress:  |          |               |            | PJs in State: | 6                            |       |         |
| % of Funds Committed   | 99.90 %  | 94.97 %       | 1          | 92.82 %       | 97                           | 95    |         |
| % of Funds Disbursed   | 90.09 %  | 82.49 %       | 1          | 82.38 %       | 79                           | 77    |         |
| Leveraging Ratio for Rental Activities                           | 2.97     | 1.75          | 1          | 4.55          | 31                           | 37    |         |
| % of Completed Rental Disbursements to All Rental Commitments*** | 97.88 %  | 90.06 %       | 4          | 80.69 %       | 69                           | 56    |         |
| % of Completed CHDO Disbursements to All CHDO Reservations***    | 79.20 %  | 71.75 %       | 4          | 67.01 %       | 72                           | 68    |         |
| Low-Income Benefit:  |          |               |            |               |                              |       |         |
| % of 0-50% AMI Renters to All Renters                            | 42.12 %  | 75.20 %       | 6          | 79.23 %       | 5                            | 4     |         |
| % of 0-30% AMI Renters to All Renters***                         | 23.03 %  | 45.06 %       | 5          | 44.47 %       | 14                           | 15    |         |
| Lease-Up:  |          |               |            |               |                              |       |         |
| % of Occupied Rental Units to All Completed Rental Units***      | 76.06 %  | 89.87 %       | 6          | 93.93 %       | 7                            | 6     |         |
| Overall Ranking:   |          |               | In State:  | 4 / 6         | Nationally:                  | 29    | 31      |
| HOME Cost Per Unit and Number of Completed Units:                |          |               |            |               |                              |       |         |
| Rental Unit  | \$20,967 | \$21,614      |            | \$24,984      | 330 Units                    | 51.30 | %       |
| Homebuyer Unit   | \$20,372 | \$19,823      |            | \$14,192      | 298 Units                    | 46.30 | %       |
| Homeowner-Rehab Unit   | \$21,585 | \$17,584      |            | \$20,036      | 15 Units                     | 2.30  | %       |
| TBRA Unit  | \$0      | \$4,831       |            | \$3,164       | 0 Units                      | 0.00  | %       |

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Montgomery AL

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

|             | Rental   | Homebuyer | Homeowner |
|-------------|----------|-----------|-----------|
| PJ:         | \$60,877 | \$81,832  | \$21,585  |
| State:*     | \$68,115 | \$75,752  | \$21,387  |
| National:** | \$86,663 | \$70,545  | \$22,663  |

**CHDO Operating Expenses:**  
(% of allocation)

PJ: 0.9 %  
National Avg: 1.1 %

**R.S. Means Cost Index:** 0.75

| RACE:                                    | Rental %   | Homebuyer %  | Homeowner %  | TBRA %  |
|--|--|--|--|---|
| White:                                   | <span style="border: 1px solid black; padding: 2px;">12.0</span> | <span style="border: 1px solid black; padding: 2px;">3.7</span>  | <span style="border: 1px solid black; padding: 2px;">6.7</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Black/African American:                  | <span style="border: 1px solid black; padding: 2px;">88.0</span> | <span style="border: 1px solid black; padding: 2px;">96.3</span> | <span style="border: 1px solid black; padding: 2px;">93.3</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Asian:                                   | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| American Indian/Alaska Native:           | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Native Hawaiian/Pacific Islander:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| American Indian/Alaska Native and White: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Asian and White:                         | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Black/African American and White:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| American Indian/Alaska Native and Black: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Other Multi Racial:                      | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Asian/Pacific Islander:                  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |

### ETHNICITY:

|          |   |   |   |   |
|----------|---|---|---|---|
| Hispanic | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
|----------|---|---|---|---|

### HOUSEHOLD SIZE:

|                    |  |  |  |   |
|--------------------|--|--|--|---|
| 1 Person:          | <span style="border: 1px solid black; padding: 2px;">30.3</span> | <span style="border: 1px solid black; padding: 2px;">18.1</span> | <span style="border: 1px solid black; padding: 2px;">53.3</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 2 Persons:         | <span style="border: 1px solid black; padding: 2px;">24.7</span> | <span style="border: 1px solid black; padding: 2px;">24.5</span> | <span style="border: 1px solid black; padding: 2px;">20.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 3 Persons:         | <span style="border: 1px solid black; padding: 2px;">29.1</span> | <span style="border: 1px solid black; padding: 2px;">36.9</span> | <span style="border: 1px solid black; padding: 2px;">13.3</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 4 Persons:         | <span style="border: 1px solid black; padding: 2px;">12.4</span> | <span style="border: 1px solid black; padding: 2px;">13.4</span> | <span style="border: 1px solid black; padding: 2px;">13.3</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 5 Persons:         | <span style="border: 1px solid black; padding: 2px;">2.4</span>  | <span style="border: 1px solid black; padding: 2px;">4.4</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 6 Persons:         | <span style="border: 1px solid black; padding: 2px;">1.2</span>  | <span style="border: 1px solid black; padding: 2px;">2.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 7 Persons:         | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 8 or more Persons: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.7</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |

### HOUSEHOLD TYPE:

|                        |  |  |  |   |
|------------------------|--|--|--|---|
| Single/Non-Elderly:    | <span style="border: 1px solid black; padding: 2px;">27.1</span> | <span style="border: 1px solid black; padding: 2px;">55.0</span> | <span style="border: 1px solid black; padding: 2px;">20.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Elderly:               | <span style="border: 1px solid black; padding: 2px;">14.7</span> | <span style="border: 1px solid black; padding: 2px;">2.3</span>  | <span style="border: 1px solid black; padding: 2px;">46.7</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Related/Single Parent: | <span style="border: 1px solid black; padding: 2px;">41.0</span> | <span style="border: 1px solid black; padding: 2px;">23.5</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Related/Two Parent:    | <span style="border: 1px solid black; padding: 2px;">12.7</span> | <span style="border: 1px solid black; padding: 2px;">15.8</span> | <span style="border: 1px solid black; padding: 2px;">13.3</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Other:                 | <span style="border: 1px solid black; padding: 2px;">4.4</span>  | <span style="border: 1px solid black; padding: 2px;">3.4</span>  | <span style="border: 1px solid black; padding: 2px;">20.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |

### SUPPLEMENTAL RENTAL ASSISTANCE:

|                |  |  |
|----------------|--|--|
| Section 8:     | <span style="border: 1px solid black; padding: 2px;">10.4</span> | <span style="border: 1px solid black; padding: 2px;">0.3</span> <sup>#</sup> |
| HOME TBRA:     | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |  |
| Other:         | <span style="border: 1px solid black; padding: 2px;">3.2</span>  |  |
| No Assistance: | <span style="border: 1px solid black; padding: 2px;">86.5</span> |  |

**# of Section 504 Compliant Units / Completed Units Since 2001** 74

\* The State average includes all local and the State PJs within that state



\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM —**  
**SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Montgomery State: AL Group Rank: 29  
 (Percentile)  
 State Rank: 4 / 6 PJs Overall Rank: 31  
 (Percentile)  
 Summary: 2 / Of the 5 Indicators are Red Flags

| FACTOR                              | DESCRIPTION   | THRESHOLD* | PJ RESULTS | RED FLAG  |
|-------------------------------------|---|------------|------------|---|
| 4                                   | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 72.00%   | 97.88      |   |
| 5                                   | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS    | < 46.46%   | 79.2       |   |
| 6                                   | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME                  | < 70%**    | 42.12      |   |
| 8                                   | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS                | < 89.25%   | 76.06      |  |
| "ALLOCATION-YEARS" NOT DISBURSED*** |   | > 3.300    | 1.55       |   |

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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